



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

September 10, 2003

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PRESENT: Commissioners Alcorn, Byers, de la Fe, Hall, Harsel, Kelso, Koch, Moon, Murphy, Smyth, Wilson

ABSENT: Commissioner DuBois

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The meeting was called to order at 8:25 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Byers announced his intention to defer the public hearing on RZ/FDP 2003-MV-023, Centex Homes, from October 9, 2003 to December 4, 2003.

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Commissioner Smyth announced her intention to further defer the decision on RZ 2003-PR-035, BBV Building Companies, from September 11, 2003 to September 18, 2003.

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Commissioner Harsel welcomed and recognized several members of Boy Scout Troop 1508 in the audience this evening. Chairman Murphy added that the boys were working on their citizenship and communication badges.

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Commissioner Alcorn announced that the Environment Committee would meet on Thursday, September 18, 2003 at 7:30 p.m. in the Board Conference Room to discuss the designation of intensely developed areas in Fairfax County in relation to the Chesapeake Bay Preservation Act. He added that the public was invited and noted that a public hearing on this matter would be held before the Commission on September 25, 2003.

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Commissioner Harsel announced that the Housing Committee would meet on Wednesday, September 17, 2003 at 7:30 p.m. in the Board Conference Room.

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Commissioner Smyth said the Policy and Procedures Committee had met earlier this evening and agreed upon a proposed schedule and public outreach program for the next Area Plans Review cycle, copies of which were distributed to the Commission tonight. She stated her intention to take action on this matter tomorrow evening, September 11, 2003. She announced that the Committee would meet again on Wednesday, September 24, 2003 at 7:00 p.m. in the Board Conference Room to discuss proposed Code Amendments concerning PDH Districts and open space.

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Commissioner Murphy noted that copies of architectural elevations for site plan #7656-SP-15, Summit Fairfax Corner, had been distributed to the Commission tonight for its review in accordance with the proffers associated with FDPA 87-S-039. He announced his intention to take action on this matter tomorrow evening, September 11, 2003.

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Secretary Harsel MOVED THAT THE PLANNING COMMISSION APPROVE THE FOLLOWING 13 SETS OF MINUTES FOR 2002:

February 6, 2002	February 27, 2002	March 13, 2002
February 7, 2002	February 28, 2002	March 14, 2002
February 13, 2002	March 6, 2002	March 20, 2002
February 20, 2002	March 7, 2002	March 21, 2002.
February 21, 2002		

Commissioner Kelso seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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RZ 2003-SU-005 - KUSTOM KASTLES LLC
(Decision Only - Public Hearing held on June 25, 2003)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-SU-005, SUBJECT TO THE PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 2, 2003.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Moon abstaining; Commissioner DuBois absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT SIZE REQUIREMENT.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Moon abstaining; Commissioner DuBois absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND THE BOARD OF SUPERVISORS WAIVE THE PUBLIC FACILITIES MANUAL STANDARDS TO ALLOW 80 PERCENT OF THE LOTS IN THE SUBDIVISION TO BE PIPESTEM LOTS.

Commissioner Byers seconded the motion which carried by a vote of 9-0-2 with Commissioners Moon and Hall abstaining; Commissioner DuBois absent from the meeting.

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PCA 78-S-063-3 - WESTFIELDS CORPORATE CENTER ASSOCIATES LIMITED

Commissioner Koch MOVED THAT WE DEFER, FOR DECISION ONLY, LEAVING THE WRITTEN RECORD OPEN, APPLICATION PCA 78-S-063-3 UNTIL SEPTEMBER 24, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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PCA 2001-BR-028 - ZION NEIGHBORHOODS LLC

Commissioner Harsel MOVED THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE PCA 2001-BR-028, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT DATED AUGUST 27, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION APPROVE FDPA 2001-BR-028, SUBJECT TO THE BOARD'S APPROVAL OF PCA 2001-BR-028 AND THE FINAL DEVELOPMENT PLAN CONDITIONS IN APPENDIX 2 OF THE STAFF REPORT DATED AUGUST 27, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO APPROVE A WAIVER OF THE PUBLIC FACILITIES MANUAL STANDARDS TO ALLOW 24 PERCENT OF THE LOTS IN THIS SUBDIVISION TO BE PIPESTEMS.

Commissioner Byers seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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SEA 93-Y-005-2 - VAN LLC

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 93-Y-005-2, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 10, 2003 WITH A CORRECTION TO PROFFER 12 TO INDICATE THAT THE STORE WILL BE OPEN ON SUNDAY.

Commissioner Hall seconded the motion which carried unanimously with Commissioner DuBois absent from the meeting.

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RZ 2003-BR-017 - EASTWOOD PROPERTIES, INC.

Commissioner Harsel MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE REZONING 2003-BR-017, SUBJECT TO THE EXECUTION OF PROFFERS WE RECEIVED THIS EVENING DATED SEPTEMBER 8, 2003.

Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Moon abstaining; Commissioners Alcorn and Byers not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Harsel MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS A MODIFICATION OF THE SIDEWALK REQUIREMENT TO PERMIT THE EXISTING 8-FOOT WIDE ASPHALT TRAIL TO REMAIN ON THE FRONT OF THE SITE.

Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Moon abstaining; Commissioners Alcorn and Byers not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Harsel MOVED THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT WAIVE THE SERVICE DRIVE REQUIREMENT ON THE FRONT OF THE SITE.

Commissioner Hall seconded the motion which carried by a vote of 8-0-1 with Commissioner Moon abstaining; Commissioners Alcorn and Byers not present for the vote; Commissioner DuBois absent from the meeting.

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RZ 2003-SU-028 - MICHAEL A. AND MARIE K. RICCIARDI

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ 2003-SU-028, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED SEPTEMBER 8, 2003.

Commissioner Kelso seconded the motion which carried by a vote of 9-1 with Commissioner Byers opposed, Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM SEVEN-ACRE DISTRICT SIZE FOR CLUSTER SUBDIVISIONS, PURSUANT TO SECTION 9-610 OF THE ZONING ORDINANCE.

Commissioner Kelso seconded the motion which carried by a vote of 9-1 with Commissioner Byers opposed, Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE MODIFICATION OF THE REQUIREMENT FOR CLUSTER SUBDIVISION TO ALLOW AN OPEN SPACE WIDTH OF LESS THAN 50 FEET AND AN AREA OF LESS THAN ONE ACRE AS SHOWN ON THE GDP, PURSUANT TO PARAGRAPH 4 OF SECTION 2-309.

Commissioner Kelso seconded the motion which carried by a vote of 9-1 with Commissioner Byers opposed, Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

Commissioner Koch MOVED TO RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT DIRECT THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO APPROVE A MODIFICATION OF THE MAXIMUM NUMBER OF PIPESTEM LOTS PERMITTED FROM 20 PERCENT TO 62 PERCENT AS SHOWN ON THE GDP.

Commissioner Kelso seconded the motion which carried by a vote of 9-1 with Commissioner Byers opposed, Commissioner Alcorn not present for the vote; Commissioner DuBois absent from the meeting.

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The meeting was adjourned at 10:44 p.m.
Peter F. Murphy, Jr., Chairman